

PUBLIC PARTICIPATION MEETING COMMENTS

22. Property located at 5279 Colonel Talbot Road (Z-8342)

- Ryan Fraser, 5286 Colonel Talbot Road – indicating that he is one of the two properties across the road from the subject site; advising that he was opposed to the original applicant's request for commercial zoning, he believes that the solution put forward by City staff addresses most of the concerns that they had; indicating that there are a couple of issues that relate to this property that are part of larger consideration that need to happen, particularly in Scottsville; providing a sense of the property, last week he counted between 10 to 12 large industrial dump trucks which were parked on the residentially zoned property; expressing appreciation that the applicant has agreed to move the industrial dump trucks; indicating that there are small children in the adjacent surrounding properties under the age of 12 and he is sure that the Planning and Environment Committee can appreciate that a change to commercial zoning on that would have been problematic, being in an otherwise residential zone, even if it is rural; indicating that it does give you a sense of the size of the operation that has been there; indicating that one of the issues that he had brought up to staff in Planning, that is not in the report, but he is wondering if the Planning and Environment Committee can address for another time, that would not impact the zoning per se, but has an impact on why they were against the original commercial zoning, is the speed limit; advising that the speed limit, right now, on Colonel Talbot Road, in this stretch, which is about 400 metres south of Highway 402, leading down to Highway 401, is currently at 80 km an hour and, as you can imagine, with any commercial operation, with trucks making left hand turns out of the property, certainly to his property, which is directly across the street, he has had a number of near misses directly in front of there; noting that it is not so much due to the commercial nature but from the traffic trying to cut from Highway 401 to Highway 402, particularly with the construction that is going on at Westminster Bridge and Wonderland Road right now; believing that that may be a larger issue for the Planning and Environment Committee to assess in Scottsville; advising that the only other issue that he would like to address, that is not covered by the compromise, which he is in favour of, is the nature of a contract paving company and concerns about open storage, particularly outdoors if there are any chemicals which may leech into the surrounding well systems; noting that this is the only concern that he has remaining, but, on the whole, he is in favour of the Planning staff suggestions that have been put forward as a reasonable compromise; and, commending the Planning staff for working towards that and certainly, to the applicant, who, in speaking to the applicant about the lights and a few other issues, has been very accommodating with all of the compromises.
- Rhea Jamison, 5266 Colonel Talbot Road – indicating that she lives directly across from the applicants property; enquiring about the moving of the trucks; requesting clarification on whether or not they will be coming in and out of the property on a daily basis or does that just mean the applicant will be parking them other places; indicating that, on a daily basis, they cannot leave their front windows open for the diesel fumes that come into their home; and, reiterating that they need to know whether or not the trucks will be pulling in and out all of the time and not only being parked somewhere else.
- Damian Bayless, 5257 Colonel Talbot Road – indicating that he lives directly beside the applicant; expressing support for the amendment; and indicating that the applicant has been a great neighbour.
- Matt Campbell, Zelinka Priamo Ltd., on behalf of the applicant – responding to the question about trucks moving off site and whether or not they are going to be coming to and from this site; advising that his understanding that there is going to be minimal truck traffic on the site as all of the trucks are being moved off-site in accordance with the Zoning By-law regulations; indicating that there will not be any idling of vehicles; and, advising that the trucks will be dispatched from a different site; noting that there may be a couple of trucks coming by during the day to go to the office, which is where the base of operations is.